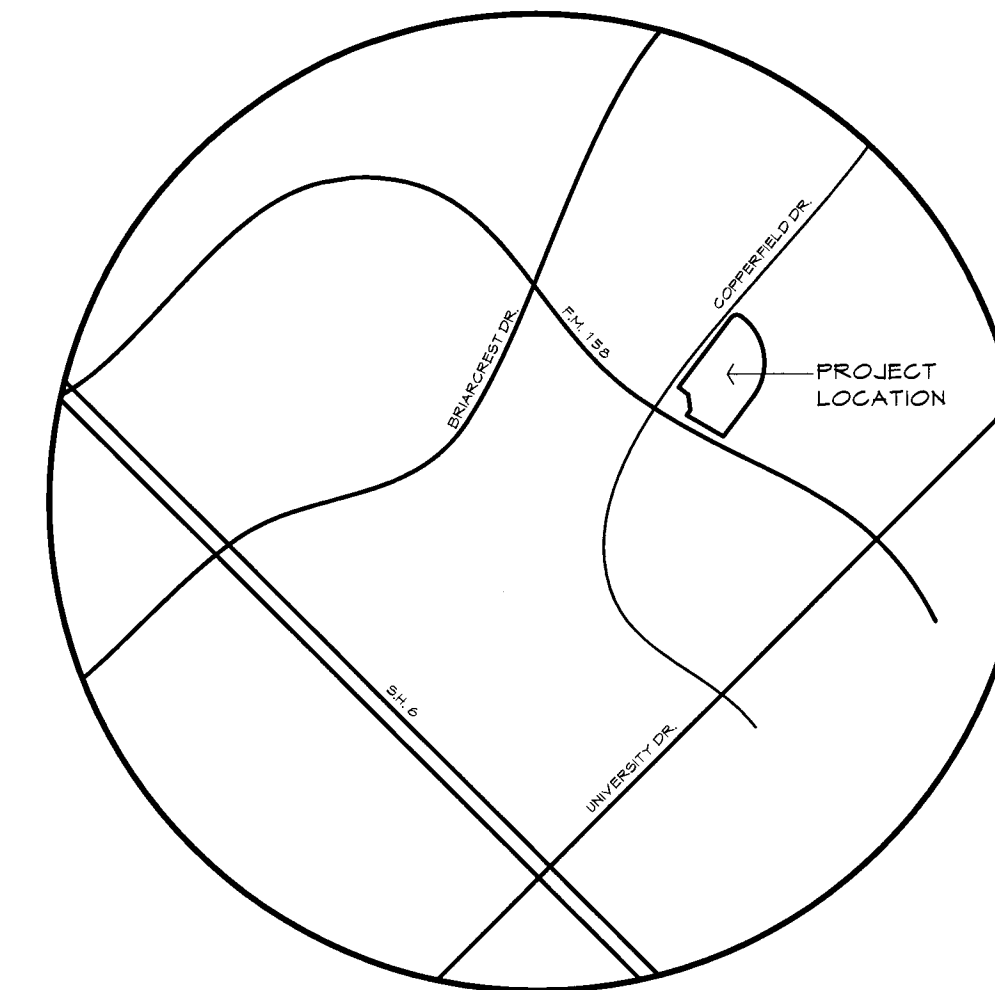


LANDSCAPE LEGEND:					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	POINTS
	3' CALIPER CONTAINER	LIVE OAK TREE (Quercus virginiana) Canopy tree	3	200	600
	---	EXISTING (Live Oak)	6	225	1,350
	---	EXISTING (Crepe Myrtle)	4	100	400
	---	EXISTING SHRUB	4	15	60
	---	GRASS EXISTING	21,420 s.f.	10%	2,140
LANDSCAPE ANALYSIS:					
SITE AREA = 64,012 s.f.					
DEVELOPED AREA = 47,652 s.f. (71%)					
47,652 x .05 = 2,382.6 POINTS REQUIRED			TOTAL POINTS PROVIDED: 4,550		

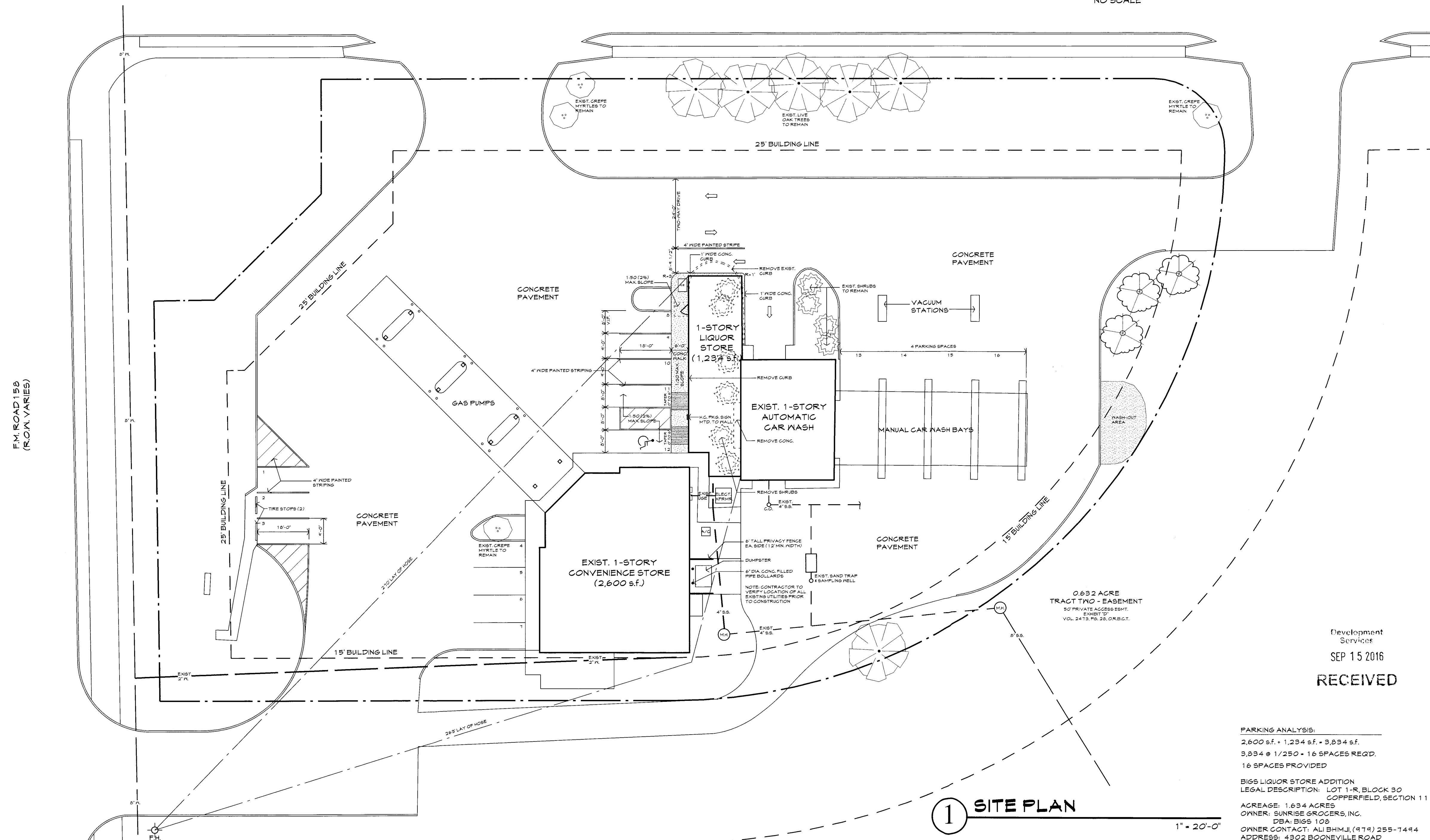


- GENERAL SITE NOTES**
- * THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA MAP NO. 48041C0220.F. REVISION DATE 4-22-2014.
 - * CONSTRUCTION ACCESS ROAD NOT REQUIRED. PERMANENT ACCESS AND PARKING AREA TO BE USED FOR CONSTRUCTION.
 - * THE CONTRACTOR IS RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. SOLID WASTE ROLL OFF BODIES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY. THE GENERAL CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF HAZARDOUS LITTER FROM THE SITE.
 - * ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
 - * MEETS BOUNDS, UTILITY AND EASEMENT INFORMATION BASED ON SURVEY PLAT PREPARED BY GREENLEAF LAND SURVEYS, DATED 8-01-2014.
 - * LOCATION OF WATER, SEWER AND ELECTRICAL LINES IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND MARKING ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK AT THE SITE.
 - * GENERAL CONTRACTOR IS RESPONSIBLE FOR MODIFYING EXISTING IRRIGATION SPRINKLER SYSTEM. IRRIGATION SYSTEM IS PROTECTED BY A PRESSURE VACUUM BREAKER/BACK FLOW DEVICE THAT SHALL REMAIN.
 - * ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
 - * 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SPALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

COPPERFIELD DRIVE
(100' R.O.W.)

VICINITY MAP

NO SCALE



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PARKING ANALYSIS:
2,600 s.f. + 1,234 s.f. = 3,834 s.f.
3,834 @ 1/250 = 16 SPACES REQ'D.
16 SPACES PROVIDED

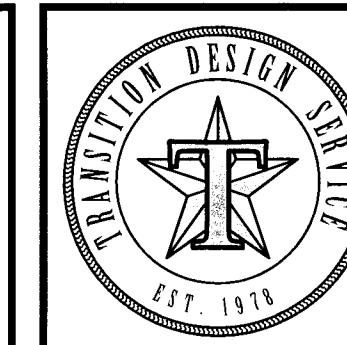
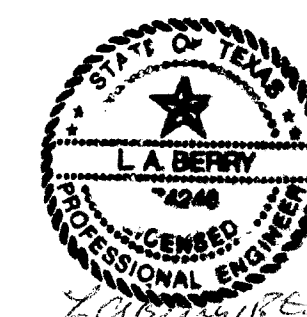
BIGGS LIQUOR STORE ADDITION
LEGAL DESCRIPTION: LOT 1-R, BLOCK 30
COPPERFIELD, SECTION 11
ACREAGE: 1.634 ACRES
OWNER: SUNRISE GROCERS, INC.
DBA: BIGGS 108
OWNER CONTACT: ALI BHIMJI, (979) 255-1444
ADDRESS: 4302 BOONEVILLE ROAD
ZONING: PD-2

Berry Engineering Co.

F-6608

berryeng@hotmail.com

1811 Rose Street * Bryan, Texas 77801 * (979) 575-3457



LIQUOR STORE ADDITION

BRYAN

TEXAS

Transition Design Service

201 W. Villa Maria Road * Bryan, Texas 77801 * (979) 822-7777

DATE: SEPT. 2016

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